



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

40 Monte Carlo Drive, Point Cook

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$738,880

&

\$778,888

Median sale price

Median price

\$630,000

House



Unit



Suburb

Point Cook

Period – From

Feb 2019

to

Jan 2020

Source

RP Data Core Logic

Comparable sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Comparable #1

Address 6 Miles Franklin Boulevard, Point Cook

Sale Price \$742,000

Date of Sale

20/10/2019

Comparable #2

Address 29 Inverloch Drive, Seabrook

Sale Price \$757,500

Date of Sale

25/11/2019

Comparable #3

Address 46 Baltimore Drive, Point Cook

Sale Price \$760,000

Date of Sale

13/10/2019

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12 February 2020